

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

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| Log #: | 1 | Project Title: | Sault Ste. Marie – Soo Theatre Complex Renovation – Upper Floor Housing – Historic Preservation |
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| Applicant: | Soo Theatre Project, Inc. |
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Narrative Summary:

Description: The purpose of the **Soo Theatre Project, Inc.** is to **restore and renovate the classic and historic Soo Theatre Complex to its original grandeur from the 1930s** and create a sense of community by “bringing back the lights” to historic downtown Sault Ste. Marie.

The renovation of the Soo Theatre Complex and its subsequent use as a facility for artistic and cultural performance has potential to make significant impact on the economic well-being of the community. This project, as **part of downtown revitalization**, will provide economic development and other economic benefits including: arts and culture improvements, employment of artists, technical workers, entertainment opportunities, and increased operational staff needs once the **Soo Theatre reopens**. Projected benefits of increased traffic to retail stores and restaurants, particularly in the downtown shopping district.

Neighborhood: The Soo Theatre Project is located in the downtown of Sault Ste. Marie, which encourages high-density land uses. The downtown offers housing opportunities from college students to senior citizens. Within the immediate environs exists 130 retail businesses and 84 professional service uses. In addition to permanent residents, the downtown is also an attractive tourist destination given the history and architectural heritage of the neighborhood.

Partners: The project has **support from Lake Superior State University, the City of Sault Ste. Marie**, the Downtown Development Authority, Downtown Business Association, Downtown Partnership, Chamber of Commerce, Convention & Visitors Bureau, Community Action Agency, War Memorial Hospital, Lender’s Consortium, Local Cool City Advisory Group, and most importantly, many individual citizens have made pledges totaling over \$99,000 to make it happen. There is a large list of supporters from across the community who have donated services, held creative fundraisers, put together displays, sent out newsletters, etc.

Capacity: The applicant has acquired control of the property and has begun Phase I activities directed at stabilizing the property and fostering community support. One storefront has been converted to serve as the office for the Downtown Development Authority. Nearly \$100,000 has been raised. The City of Sault Saint Marie is very supportive of the efforts to redevelop the project.

Feasibility: Work has begun to save the Soo Theatre, and there is a substantial demonstration of community support. The project is a mixed-use proposal to include theatrical performances, offices, housing and retail. Their application lists a number of local economic/community development incentives linked with their downtown neighborhood to provide development, rehabilitation, renovation, and restoration to help create a **mixed-use Downtown that serves the dual markets of area-wide residents and area-wide visitors, including the businesses and citizens of Sault Ste. Marie, Ontario, Canada.**

The applicant has very thoughtfully requested resources to assist downtown property owners with: rental rehabilitation of their **upper floor housing**, assist with updating and implementing the Soo Theatre Project’s strategic plan, creation of artist housing on the second floor of the arts cultural building, establishing a National Register Historic District in the Downtown Neighborhood, and with registering the structure as an Historic Landmark. There is great potential for the Department Champions to identify additional resources that will have a major impact on this holistic neighborhood project.

WOW Factor: “The Soo Theatre Complex will act as a catalyst to **create a neighborhood that is attractive, retain a variety of residents, and promote business opportunities**. One thing will not change however, the Community’s determination to not lose its connection to the past and friendly, small-town quality of life.”

Historic Preservation, Mixed-Use, Arts & Cultural, Pedestrian Friendly

MICHIGAN COOL CITIES PILOT PROGRAM

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Log #: **5** Project Title: **Traverse City – Entrepreneurial Institute**

Applicant: **City of Traverse City**

Narrative Summary:

Description: This project is designed to establish an institute to assist the growth of an independent entrepreneurial cultural development in the Grand Traverse community. The institute will be located in a part of town that captures the characteristics of a “cool” neighborhood. It has strong partnership ties in the community and will support a wide variety of enterprises, including the arts, high tech, and other highly creative professions. The City is prepared to get underway as soon as they receive funding.

Neighborhood: The downtown neighborhood is home to several major cultural facilities including: Grand Traverse Heritage Center; the historic City Opera House; Old Town Playhouse; and, the Great Lakes Children’s Museum, among others. Per the applicant, zoning allows for up to 60 residential units to the acre. **Housing ranges from the affordable to the upper-scale.** The entire downtown neighborhood benefits from pedestrian friendly walks, streetscape and recreational trails. The downtown neighborhood is adjacent to the west arm of Lake Michigan’s Grand Traverse Bay, and with it an abundance of recreational opportunities.

The neighborhood is a mixture of housing, retail, dining, pubs, professional office use, and cultural facilities, all within the distinctive aesthetic of historically preserved resources.

Partners: The Traverse City Chamber of Commerce, Northwestern Michigan College, Northwest Michigan Council of Governments, Traverse Area Arts Council & Grand Traverse Cultural Coalition, DDA, City of Traverse City, and the Rotary Charities of Traverse City.

Capacity: The Chamber of Commerce is a partner and will provide in-kind, valued at \$50,000, facility fees and support services. The Chamber Foundation has awarded additional funding to the Traverse Area Arts Council to be used for operational and programmatic support, which could be utilized by the institute.

Feasibility: The Catalyst Project is to blend Arts & Cultural Entrepreneurial Development with local economic development activities and resources. Approximately 4,000 square feet of office space within the Chamber of Commerce facility will be made available for the Arts Institute. With local support from various arts organizations, education and business community, **the project will provide local artists with the professional space to further develop their craft into business prospects, in addition to the project addressing the need to develop a high tech sector, to include small independent entrepreneurs.**

WOW Factor: This project is recognizes the contribution the creative sector can have on local economic development, both in terms of product and services. The downtown neighborhood is a mixed-use environment with access to housing, retail, restaurants, recreational opportunities, and employment.

Economic Development collaboration with Arts & Cultural Development, Community Support, Pedestrian Friendly, Recreational Facilities, Mixed-Use, Mixed-Income

**MICHIGAN COOL CITIES PILOT PROGRAM
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|---------------|-----------|-----------------------|---|
| Log #: | 16 | Project Title: | Flint – Restoration of Historic Downtown Republic Bank Building - First Street Lofts |
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| Applicant: | Uptown Reinvestment Corporation |
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Narrative Summary:

Description: The First Street Lofts project is an adaptive reuse of a seven-story historic office building for residential use. Formerly known as the First National Bank & Trust Company Building, the structure will be converted to 16 residential lofts. Republic Bank will remain on the first floor. The total investment will be approximately \$5.3 million. The target population includes young adults, seniors and empty nesters that prefer living in a downtown environment. **The building is located close to the University of Michigan – Flint and Kettering University campuses.** The adaptive reuse of this structure will provide Flint with loft housing that is not readily available in the marketplace. This project will also preserve an important historic resource in the City of Flint.

Neighborhood: The neighborhood is in the downtown Flint area and includes the following: **Arts and culture, mixed income, mixed-use (commercial and restaurants), parks, pedestrian-friendly environment, a champion neighborhood organization** (The Downtown Small Business Association), the support of the City of Flint, and is in a historic district. The neighborhood will compliment the River Town master plan that is in the process of being developed.

Partners: Partners working in the neighborhood include: Community Foundation of Greater Flint, Focus Council, Downtown Small Business Association, **Ruth Mott Foundation, C.S. Mott Foundation, Land Reutilization Council**, and various churches and neighborhood organizations.

Private Investment: **More than \$55 million is being invested in projects in the neighborhood** by various organizations.

Local Economic/Community Development Incentives: The neighborhood is linked to the following incentives: Renaissance Zone, Enterprise Zone Community (Federal), Brownfield Redevelopment, and the Downtown Façade Improvement Program.

Capacity: **The applicant has assembled an experienced development team to complete the development,** with some predevelopment work already having been completed. Uptown Developments, LLC is generating an investment of over \$13 million for mixed-use properties along the **Saginaw Street entertainment corridor.**

Feasibility: **The First Street Lofts is in the final stages of the planning process,** with construction drawings complete. The applicant reports that “Part II of the Historic Certification Application” is complete, in addition to submissions for funding from various sources.

WOW Factor: This project will assist to spur additional investment in Flint’s downtown. The grant will be used to **restore the exterior of the Republic Bank Building, which will become First Street Lofts, a 16-unit loft development.** The applicant expects the **development will attract engineers from Kettering University and artists and students.** New residents will support existing business and fuel the need for businesses.

Historic Preservation, Pedestrian Friendly, Mixed-Use, Mixed-Income, Diverse, Community Support, High Density

**MICHIGAN COOL CITIES PILOT PROGRAM
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Log #: 17 **Project Title:** Saugatuck – Renovation of The Old Pie Factory
Applicant: City of Saugatuck

Narrative Summary:

Description: The catalyst project involves **the renovation of an old pie factory into the Saugatuck Center for the Arts** and enhancement of the adjacent city parking area, including streetscape improvements on Mason Street and Culver Street. **The Old Pie Factory is the anomaly amid an otherwise pedestrian-friendly environment.** The unique design of the facility and gardens – and SCA activities – will transform the current repellant environment into a magnet for pedestrians.

Neighborhood: The target neighborhood is **a ten square block area in downtown Saugatuck.** It is a neighborhood with a mix of rich, cultural activity; however, there is no cultural center. The entire neighborhood is located in the **Historic District.** It contains mixed housing, **art galleries and art studios, specialty shops, restaurants, cafes, coffee houses, and marinas.** It also offers an innovative solution to parking to encourage pedestrian traffic.

Partners: Partners including SCA, Saugatuck Douglas Historical Society, Ox-Bow.

Resources: Private Resources: **Over \$1 million in new building permits have been submitted and the expectation of an additional 15 jobs created.** Area seeing significant reinvestment and renewed tax base. Public Resources: Local Economic Incentives.

Capacity: **The city and partners have varied experiences** and capacity to implement the Catalyst Grant.

Feasibility: The balance of the **funding for the project is committed.** The timeframe is within reason and the measurements should be able to determine the success of the project. Measurements include: user surveys with audiences, volume of requests for use of the facilities by outside organizations, audience volumes for SCA events, neighborhood surveys periodically to gauge pedestrian traffic, neighborhood beautification, and neighborly stewardship.

WOW Factor: This project uses the Catalyst Grant to generate additional dollars through a challenge grant. In addition, the history of the Old Pie Factory is significant in the lives of the residents. **Renovating this facility celebrates the past and integrates it into the contemporary social fabric.**

Pedestrian Friendly, Historic District, Community Support, Arts & Cultural Development, Mixed-Use Neighborhood

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

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|---------------|-----------|-----------------------|--|
| Log #: | 19 | Project Title: | Port Huron – Conversion/Renovation of Relics Building Near Waterfront for Art Incubator |
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| Applicant: | Community Foundation of St. Clair County |
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Narrative Summary:

Description: The City of Port Huron is in the midst of a \$65 million initiative to reclaim and revitalize its waterfront while simultaneously redefining the downtown with new mixed-use development. The revitalization of the waterfront along St. Clair River includes: Converting industrial wasteland and decaying residential areas into pedestrian friendly mixed-use development of parks, art community, shops and residential development. **The catalyst project is conversion of the Relic building into an Art Incubator for artists. Proposed “starving artists fund” funded by donations.**

Neighborhood: The neighborhood is a **vibrant**, traditional downtown neighborhood offering **diverse arts and culture** at the heart of this **historic city**. Vacancy rates for business remain relatively low; new residential opportunities. There is a blend of commercial and retail business, along with fast food and unique dining.

Partners: List of Partners is extensive and diverse with substantial resources and pertinent experience. Some of those included are: **City of Port Huron**, St. Clair County Community Foundation, Downtown Development Authority, Economic Opportunity Committee of St. Clair County, Economic Development Alliance of St. Clair County, artists groups Blueroot and the Groove, the James C. Acheson Foundation and Acheson Ventures, and Mainstreet Port Huron.

Resources: Private Resources: Community Foundation, Port Huron Cool Cities Fund (through Private Donations), and the **Acheson Foundation** have committed to the catalyst project, which includes the building acquisition costs. There are numerous private donations attributable to the overall revitalization project as well. Local Economic Incentives: Community Renaissance Program, Community Renaissance Zone, Community Development Block Grants, MCACA for Arts and Learning grants.

Capacity: The city and partners have varied experiences and capacity to implement the Catalyst Grant.

Feasibility: ***The balance of the funding for the project is committed.*** The timeframe is within reason and the measurements should be able to determine the success of the project. Measurements include: occupancy and use of mini-studios, use of regular free space by artists, number of artists using public gallery space, amount of work sold and income earned by artists, number of children exposed to art through after school programs, capacity of retail commercial space on second floor, and development and opening of other businesses that also promote the expansion of arts and culture.

WOW Factor: The city is looking for the catalyst **project to provide a home for the region’s creative class** in the midst of the revitalization, **establishing and enhancing the correlation between economic development and arts and culture**. In turn, their energy, talents, and enthusiasm will play a vital role in the continued revitalization of Port Huron.

Pedestrian Friendly, Mixed Income, Historic District, Arts, Defined Neighborhood, Community Support

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

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|---------------|-----------|-----------------------|--|
| Log #: | 25 | Project Title: | Ferndale - BUILD Program for Interior Renovations of Downtown Buildings |
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| Applicant: | Ferndale DDA |
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Narrative Summary:

Description: *“The more open we become as a society, the more livable our community becomes. The visual presence of your downtown affects how people feel about their community, their pride, and if they feel it is providing an ideal quality of life.”*

Ferndale’s downtown is home to **over 200 businesses, including 25 dining establishments and 9 art galleries**. Classical Italianate building design of the 1920’s to the Art Deco of the ‘40’s, provide Ferndale with an architectural sense of place. However, if Ferndale is to capitalize on its physical assets, the community must preserve its buildings and promote an environment supportive of adaptive reuse. Ferndale anticipates the opportunity for both in the form of new businesses and residents who find economic opportunity and quality of life that Ferndale is working hard to create. A first tier suburb to Detroit, Ferndale is fast becoming a **“hot spot” for the young knowledge worker and the creative class**.

Neighborhood: *“Our city-wide vision is to create a community in which artistic people can flourish here both in business and life as a resident.”*

Today, there are 20 residential units in the 14 blocks that make up Ferndale’s downtown, and with recent changes in City ordinances that allow for higher density and residential units above commercial space, city officials expect **an additional 40 residential units** and **15 new business** within the next year.

Partners: Ferndale Chamber of Commerce, Arts & Cultural Commission, Historical Commission, Woodward Avenue Action Association, St. James and Zion Lutheran Churches, FANS of Ferndale, Ferndale Youth Assistance, Ferndale Schools, and Education Foundation.

Capacity: The City of Ferndale manages BUILD Program.

Feasibility: Five properties are in process of being redeveloped, **expanded BUILD Program** will assist to bring properties up to code.

WOW Factor: To foster new development, the Ferndale Downtown Development Authority has instituted the “BUILD Program” which is a 20% reimbursement for exterior building improvements to properties within the downtown area. The purpose of the **Catalyst Grant would be to expand the BUILD Program to include interior renovations**, which are not eligible expenditures under the current program. Cool City funding would enable up to **five (5) properties to be added to the program, leveraging approximately \$5.3 million**.

Pedestrian Friendly, Mixed-Use, High-Density, Community Support, Diverse, Defined Neighborhood, Cultural Attraction, Historic Preservation

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

Log #: 31

Project Title:

**Marquette – Marquette Commons –
Linear Park – Reuse Old Parking Lot and
Railroad Trestle**

Applicant: **Marquette DDA**

Narrative Summary:

Description: The Commons is a vital component of the Linear Park and a cornerstone of Marquette's vision to become a **livable, walkable, winter destination** with facilities needed to attract both residents and visitors.

Neighborhood: The primary focus of the proposed project is the development of the Commons Ice Rink. Development of this area will create a centralized public space to be used in the summer for performances and in the winter as an ice rink. It would seem as a result of this innovative project, a **walkable, higher density, pedestrian friendly, vibrant neighborhood will result.**

Partners: Partners are multi-faceted and diverse. The **City of Marquette**, DDA, MSHDA, MEDC, SHPO have all partnered in the rehab of mixed-use rental units and façade improvements surrounding the Commons Ice Rink area.

Additional local partners include: Local Cool Cities Advisory Group, Marquette County Health Dept., Lake Superior Community Partnership, NMU, Livable Community Partners and others.

Capacity: Both the **City and the DDA have had extensive experience** with projects of this type in the past. The DDA partnered with the City in the Marquette Commons and the Spring Street Improvement Project. This \$1.7 million parking and streetscape project leveraged funds from a variety of public/private resources. It also created a downtown multi-level parking garage to support downtown businesses. All of the project participants, from the Project Manager to the Ice Rink Contractor and the Design & Engineering Firms seem to have extensive experience.

Feasibility: It is our estimation that **the balance of funding for this project has been effectively lined up and there are ample resources to support this project** coming to fruition. We feel the project can be implemented in the timeframe required as well as be realistically accomplished with the stated results.

WOW Factor: The Marquette Commons Project will serve as a catalyst to the development of **high density residential in the downtown neighborhood.** The project will consist of a groomed, refrigerated ice plaza with a warming house, a non-motorized trail and a fountain located near the heart of the city on the site of an old parking lot and elevated railroad trestle.

Downtown Neighborhood, Recreation, Walkable, Cultural Use, Mixed-Use, Community Support

**MICHIGAN COOL CITIES PILOT PROGRAM
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Log #: **35** Project Title: **Ypsilanti – Reutilization of Vacant Office Structure for Retail Gallery, Studio, and Office**

Applicant: **City of Ypsilanti**

Narrative Summary:

Description: Downtown Ypsilanti **plans facility improvements to the Riverside Arts Center and to partner with DTE Energy** to expand the project. The project will involve the **reutilization of a vacant office structure for retail gallery, studio, office and theatre rehearsal-set construction and other Arts Center uses** in Ypsilanti's downtown **historic neighborhood**. Tenants may include a gallery artists and theatre groups. The City is determined to implement the Water Street **urban infill neighborhood**, with its variety of **lofts and condominiums overlooking the Huron River** and its **parks pathway**.

Neighborhood: **Mixed-use/high density neighborhood**, adjacent to Riverside Park, in Ypsilanti's downtown. Close proximity to **EMU College of Business**, retail, library, transit station, Riverside Arts Center, cultural attractions, etc. Approximately 400 historic structures in or near the neighborhood.

Partners: DTE Energy, **Riverside Arts Center Foundation**, Ypsilanti DDA, Phoenix Contractors, Pierre Paul Gallery, Biltmore Properties, **EMU**, Ypsilanti Public Library, **Ypsilanti Chamber**, and others.

Capacity: The developer, Phoenix Contractors, has is an experienced development/construction company, headquartered in Ypsilanti, and is known for its high-quality new construction and is sensitive to historic preservation projects.

Feasibility: There is a **significant support from the cultural entity and support from DTE**. The City of Ypsilanti is also very committed to implementing the project. There is a tremendous amount of momentum already driving this project and they plan to make the arts center much more open, accessible and a showcase. The project seems totally feasible in the timeframe to begin by December 2004

WOW Factor: The **growth in arts spaces** in the Downtown would serve to **attract new customers and would enhance commerce for neighborhood businesses**, such as restaurants, nightclubs or retail shops, creating a new economic synergy in the district/neighborhood. Establishment of a creative arts community in the Downtown would also **make the neighborhood a more intriguing and inviting place to live**.

Pedestrian Friendly, Mixed-Use, Mixed-Income, High Density, Cultural, Recreation, Historic District, Community Support, Broadband Access

MICHIGAN COOL CITIES PILOT PROGRAM

EXECUTIVE SUMMARY

Log #: **55** Project Title: **Bay City – Waterfall Park Integration of Downtown into Walkable Community through Historic District**

Applicant: **City of Bay City**

Narrative Summary:

Description: Bay City's project originates from a recommendation in the Bay City DDA's 20-year Development and Urban Design Plan. The name of the **catalyst project is Waterfall Park, to be located at the end of Third Street and extending to the first bridge to cross the Saginaw River.** The park offers visitors and residents a retreat from the hustle and bustle of the rejuvenated downtown while becoming an integral part of the Art and Culture Loop Cool Cities Pilot Program. The Art & Culture Loop is an ambitious project designed to beautify, unify, and strengthen the Downtown Bay City neighborhood through a series of **strategically placed micro parks connecting the natural, cultural, and historic assets** of the celebrated historic district.

Neighborhood: The neighborhood is a vibrant, **traditional downtown neighborhood offering diverse arts and culture at the heart of this historic city.** Vacancy rates for business remain relatively low but there are new residential opportunities. The community is walkable, hosts three parks, and has an extensive handicapped accessible rail. There is a blend of commercial and retail business, along with fast food and unique dining experiences. The existing and future plans strengthen the Downtown Bay City Neighborhood as a key component to economic well being of the community.

Partners: List of Partners is extensive and diverse with substantial resources and pertinent experience. Listed were: Bay Area Chamber of Commerce, Bay Area Community Foundation, Bay Area Convention & Visitor's Bureau, Bay Area Renaissance, Bay Arts Council, Bay City in Bloom, Bay City Downtown Development Authority, Bay County Historical Society, Bay County Library System, Bay Sail, City of Bay City, First Presbyterian Church, RFT of Bay City, Kantzler Foundation, Master Gardner's, Marina Place, MEDC, Rotary Club, St. Laurent Brothers.

Resources: Identified 12 resources from the Tool Box. Resources include DDA, Rotary, a CMI provide substantial part of the cost of the project. Local Economic Incentives: Utilizes Brownfield Redevelopment, Community Development Block Grant, Small Cities Grant, Economic Development of Bay City (POWER loan), Obsolete Property Rehabilitation Act, Tax Increment Financing.

Capacity: The city and partners have varied experiences and capacity to implement the Catalyst Grant. Includes Applicant; Sponsor; Architect; and Landscaper.

Feasibility: The balance of the funding for the project is committed with the exception of one pending CMI grant. The timeframe is within reason and the measurements should be able to determine the success of the project. Measurements include: completion of the park, attendance at new plaza, increase in sales at adjoining business, a satisfaction survey of downtown employees, residents and visitors, requests for brochures, and ability to fund the development of future L-stops.

WOW Factor: The catalyst project does have the likelihood of jumpstarting the desired results. The project is innovative, educational, and incorporates the natural beauty of the river community. The vision and along with the micro parks will convince the people that there is a positive development occurring.

Historic Preservation, Pedestrian Friendly, Mixed-Use, Mixed-Income, Arts & Culture

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

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| Log #: | 56 | Project Title: | Kalamazoo - Smartshop Relocation to Serve as Catalyst for Riverfront/Downtown Redevelopment |
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| Applicant: | City of Kalamazoo |
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Narrative Summary:

Description: The City of Kalamazoo seeks catalyst funding to **move Smartshop**, a unique **metalworking school**, gallery and sculpture garden, whose current space is to be sold to a new location on the city's North side. Smartshop is an incredibly valuable resource to the community. Since its founding in 2002, **over 800 people (ranging in age from 14 to 68 years old) have taken metalworking classes. Over 500 people visit** the art gallery and sculpture garden during **monthly Art Hops** sponsored by the Arts Council of Greater Kalamazoo.

Neighborhood: The **North-East Target Area** is located in a **multiple family zoning district**, with few apartment complexes. The majority of the housing stock is single-family, with some converted to apartment units. The rental rate in the area is approximately 51%. There are several small commercial nodes within the neighborhood.

Partners: **21 Partners** listed, demonstrating community-wide support.

Capacity: **Holly Fisher is the inspiration and guiding force** behind the Smartshop, she has gained national recognition for her work. The City of Kalamazoo is also involved.

Feasibility: The educational and cultural impact of the Smartshop is quantifiable. The new location will continue to serve as a **valuable cultural and business resource** for the Northside and Eastside Neighborhoods, creating greater community cohesion, and will also serve as a catalyst for Riverfront Redevelopment efforts.

WOW Factor: The business community immediately adjacent to the new location for Smartshop, a farmers market, artists market, and long-standing neighborhood tavern, **will add to a cluster of gathering places**, thus advancing the "Cool" aspects of **mixed-use, neighborhood intrinsic, pedestrian-friendly development that enhances culture, community and economic development** in this North side Kalamazoo area.

Pedestrian Friendly, Community Support, Mixed-Use, Defined Neighborhood, Cultural, Educational, Business Development

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

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|---------------|-----------|-----------------------|---|
| Log #: | 68 | Project Title: | Jackson – Conversion of Former Industrial Facility into Live-Work Artist Development |
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| Applicant: | City of Jackson |
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Narrative Summary:

Description: Redevelopment of an abandoned industrial site into a center for the arts and culture. The historic complex of seven former industrial buildings will be converted to a cultural hub including 39 affordable loft apartments designed to meet the working and living needs of artists, artists' commercial retail space, and flexible community performance and exhibit space. A river walk extension will link the project to the downtown. Future phases will include the redevelopment of the adjacent former Armory Building and prison grounds.

Neighborhood: The neighborhood is **anchored by the city center** and extends to the north to include the County Fairgrounds and a **35-acre former industrial/Armory Arts Project** location, and to the south to include the Partnership Park neighborhood.

Partners: **City of Jackson**, Enterprise Group of Jackson, Jackson County Community Foundation, Jackson County Fairgrounds, Jackson DDA, Jackson Area Manufacturers Association, Arts & Cultural Alliance of Jackson County, among others.

Capacity: Minneapolis-based nonprofit arts developer **Artspace Projects, Inc.**, has the development capacity. The **Enterprise Group of Jackson** is capable from an economic development perspective and there is support of arts organizations.

Feasibility: Highly dependent on the ability to close the **\$1.5 million gap**.

WOW Factor: This project has tremendous potential. Converting the former industrial facility into a live-work artist development would have a profound impact (catalyst) for arts and cultural development in Jackson. The linkage to residential neighborhood and the downtown neighborhood is well demonstrated.

Pedestrian Friendly, Historic Preservation, Mixed-Income Residential, Arts & Culture, Community Support, Mixed-Use, Business Development

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

Log #: 72

Project Title:

Detroit – Eastern Market District Small Business Incubation – Improved Facades and Historically-Restored Market Shed to Create Year-Round Market

Applicant: **Greater Downtown Partnership**

Narrative Summary:

Description: The Greater Downtown Partnership proposes to implement a reinvestment strategy to **establish a unique Eastern Market neighborhood**. While the Eastern Market has always been a landmark in this region, neighborhoods around it have declined. This project will recreate the market to live up to its tremendous potential in Detroit. **Improved facades and a historically-restored market shed will help to recreate a year-round market—a Detroit destination experience.**

This project also **creates an education center to increase the understanding of how to improve the health** and well-being through the production of foods. Finally, there is a plan to create a **greenway to link to the “Dequindre Cut”** which would be a greenway that **links this neighborhood to the waterfront** completing the market’s walkability plan.

Neighborhood: This strategy **identifies the opportunity for an additional 1000 units** in the market district, **adding an estimated 2500-3000 residents** to the greater downtown area. Dynamic neighborhood consisting of retail, medium-density and high density residential, pathways, and wholesale operations.

Partners: The partners creating this project are diverse and numerous. They include the private sector, local business owners and the City of Detroit. Requests to the Kresge, Hudson Webber, and Kellogg Foundations have all been made for firm commitments.

Capacity: The project development team includes the **Greater Downtown Partnership**, **Detroit Department of Cultural Affairs**, and the **Detroit Building Authority**. Technical experience is possessed by Smith Group/JJR (site planners), Gensler Associates (architects), and **DTE Energy** (contributor towards floor and drain rehab).

Feasibility: The project is feasible with design completed by Fall 2004 and construction completed by the Market’s peak season in March 2005.

WOW Factor: Implementation is projected to bolster the Market’s **economic viability through small business incubation and the creation of spin-off neighborhood investment** in restaurant, residential, and market-related businesses adjacent to the city-owned sheds. An **additional 50 vendors** are expected to conduct business as a result of the renovations to Shed #2. The project establishes the **Eastern Market neighborhood as a link to the riverfront and downtown.**

Pedestrian Friendly, Historic Preservation, Healthy Community, Diverse Neighborhood, Business Incubator, Mixed-Use Neighborhood, Community Support

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

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|---------------|-----------|-----------------------|---|
| Log #: | 87 | Project Title: | Alpena – Creation of Walkable Community Connecting Downtown to River-Rehabilitation of Historic Former Armory Building for Housing |
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| Applicant: | City of Alpena |
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Narrative Summary:

Description: The City of Alpena's goal is to develop a pedestrian-orientated walkway through downtown on both sides of the river, providing **non-motorized linkage between the downtown and public and private development** projects occurring along the river. These related developments include the rehabilitation of the **historic former Armory building for housing**, construction of the River's Edge Condos, redevelopment of the former Fletcher Paper Mill site for restaurant, hotel and conference center, the National Marine Sanctuary and Underwater Preserve Visitors Center, and city park development.

Neighborhood: The neighborhood is a **traditional downtown** including over 200 businesses (retail, restaurants, service, professional, and some industrial). Opportunity to develop residential in upper floors of commercial buildings exists. The area contains, or is in close proximity to, the Alpena County George N. Fletcher Public Library, Thunder Bay National Marine Sanctuary and Underwater Preserve, Thunder Bay Theatre and the Alpena Civic Theatre, and the Art in the Loft. The development of **the heritage riverwalk** will aid in the revitalization/redevelopment of the project neighborhood. The riverwalk **will provide a publicly maintained link between properties that currently have limited or no physical connection.**

Partners: City of Alpena, DDA, Chamber of Commerce, Convention and Visitors Bureau, Target Alpena Development Corp., Thunder Bay National Marine Sanctuary and Underwater Preserve, U.S. Coast Guard, Alpena County Library, Thunder Bay Arts Council, and the Jesse Besser Museum.

Resources: Access to Core Community Resources, Renaissance Zone, Neighborhood Enterprise Zone, DDA Façade Grant Program. Private investment: **\$15 million 47-unit condominium** development with marina; **\$35 - \$50 million Fletcher Paper Mill Redevelopment** (mixed use complex); and **\$3.2 - \$4.0 million Armory Redevelopment Project (24-unit affordable housing development utilizing MSHDA resources).**

Capacity: The City of Alpena has extensive experience in designing, administering, and constructing public infrastructure projects. The City currently has two Community Development Block Grants for infrastructure improvements (underground and streetscape).

Feasibility: The balance of the funding for the heritage walk is in place, and project management is not an issue. Project construction would begin in August and **completed by mid November 2004.**

WOW Factor: Construction of a **heritage walkway through downtown Alpena** along the Thunder Bay River with **connections to an existing 13.5-mile city bi-path**. The riverwalk will include decorative paving, lighting, benches and other amenities and interpretive signage focusing on the history of the City of Alpena. This phase one project starts in the South Riverside Park, considered a gateway to the community with its central downtown location and the city's only deepwater dockage point. This park is also the location of **cultural events and festivals**. Connection to the 13.5-mile bi-path will provide access to virtually any amenity within the City of Alpena.

Pedestrian Friendly, Non-Motorized, Historic District, Mixed-Use Neighborhood, Cultural Amenities, Recreation/Parks, Community Support

MICHIGAN COOL CITIES PILOT PROGRAM

EXECUTIVE SUMMARY

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| Log #: | 96 | Project Title: | Portland – Downtown Boardwalk Behind Commercial Buildings Along River – Connect Pedestrian Bridge Over River |
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| Applicant: | City of Portland |
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Narrative Summary:

Description: Located in downtown Portland is the meeting of two rivers, the Grand and the Looking Glass. Adjacent to it are buildings along the 100 block of Kent Street; Portland's "mainstreet". The configuration of the buildings is an orientation that has the back of each structure facing the rivers, and therefore serves as a statement that the river was not important to the vitality of the commercial activities within the district. Portland is now about the business of changing that miscalculation. **The proposed catalyst project is a boardwalk that will run the length of the 100 block (approximately 450 linear feet) opening the activities of the each building to the river to further capture the essence of the downtown environment and to provide for a stimulus to residential development within the district.** At the confluence is a 26-unit condominium development with a total development cost projected at \$4 million. The City is also installing additional public infrastructure (sewers) to support additional residential development, to include lofts. The loft grant program that has been implemented by the City has generated an additional \$150,000 in investment, with more lofts on the planning board.

Neighborhood: The **Confluence Neighborhood**, which is located **downtown**, is **densely populated with commercial uses and retail stores**. A broad range of service businesses are located on the lower level space with a growing number of residential uses completing the upper floors. Immediately adjacent to the target neighborhood is an established, single-family residential neighborhood. Loft apartments have also been developed in the Confluence Neighborhood. Ten miles of paved trails encircle the city, with much of it located in the neighborhood. Events like the Riverfest, Farmers Market, and Thursdays on the Grand all take place adjacent to the rivertrail. The city has an abundance of historic structures, both commercial and residential, with many building in good repair, and some due to support from the **DDA façade grant program**.

Partners: Partners working in the neighborhood include: **Portland City Council**, Downtown Development Authority, Portland Community Arts Council, Portland Area Service Center, Portland Civic Players, St. Patrick's Catholic Church, and the Portland District Library.

Capacity: The City of Portland is the applicant. They are capable of managing the installation of a boardwalk, which would be a similar process to other public works/infrastructure projects such as their rivertrail.

Feasibility: The applicant has identified the **total development activity at \$2.15 million**, of which \$685,000 is associated with the boardwalk. The City has **prepared a comprehensive budget** illustrating the various funding sources, including **MSHDA, CDBG, DDA Funds**, and private investment.

WOW Factor: The grant will be used to construct a boardwalk along the back of commercial buildings on the main street in the downtown. The back of these buildings are on the Grand River. The total cost of the project is \$647,000. **The grant will leverage \$2.15 million for the development of lofts in the buildings.** By providing back entrances, **the boardwalk will connect the pedestrian bridge over the confluence of the Grand and Looking Glass Rivers.** **Based on proposed private development activity, the applicant is projecting approximately 20 new permanent jobs within the neighborhood.**

Historic Preservation, Accessibility, Pedestrian Friendly, Mixed-Use, Arts and culture, Mixed-Income, Mixed-Use (commercial and restaurants), Parks.

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

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| Log #: | 99 | Project Title: | Saginaw – Mixed-Use Project Redeveloping Two Vacant Buildings Commercial/Residential - Aubry Cleaners and Federal Building |
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| Applicant: | City of Saginaw |
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Narrative Summary:

Description: The Saginaw downtown neighborhood will become more vibrant, dynamic and active neighborhood with workers, residents and visitors shopping and relaxing in parks or attending open-air concerts/events. **Focus is on residential development** to increase economic opportunity and quality of life. Downtown Saginaw has the highest commercial density of any business district in the City of Saginaw with over **2,000 employees and 150 businesses** in the district. It is **rich in cultural institutions including a museum, library and event center** (with a Children’s museum in the works). It is **pedestrian friendly** thanks to a \$4.3 million investment in streetscape and infrastructure in 2000, and is linked directly to the city’s **central park system** via the City’s eastside riverfront greenway.

Neighborhood: Downtown neighborhood, mixed-use, with mid-low income households. Opportunity to expand housing to include market rate product. **Working to establish a defined neighborhood** with the potential of attracting investment capital.

Partners: **Sixteen (16) partners** demonstrate community-wide support.

Capacity: City of Saginaw, Downtown Saginaw Association and private developers. Since 2000 almost \$107 million has been invested in the downtown. Developer 212 Janes LLC.

Feasibility: The neighborhood is lacking in market-rate housing. Having rich historic buildings and several Historic Districts in the downtown provides an opportunity for exquisite mixed-use buildings with the retail that urban professionals desire. The scale of the project (2 mixed-use buildings) is manageable. City and the developer are taking a **concentrated, high impact, and mixed-use approach**.

WOW Factor: Specifically, the Catalyst Grant is a mixed-use project that will redevelop two currently vacant buildings. The buildings will be **redeveloped into first-floor commercial and second-floor residential uses**. The two buildings are the former Aubry Cleaners building, and the Federal building. Two different developers are working with the properties. The Aubry Building developer plans to move his business to the first floor of the building and **create three apartments upstairs**. The Federal building developer will **create two commercial units with a possible baker, Italian eatery, and/or deli as prospective tenants**. This building will also include **three large loft apartments upstairs**.

Historic Preservation, Downtown Neighborhood, Community Support, Mixed-Use

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

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| Log #: | 101 | Project Title: | Detroit – Vernor Lawndale, Springwells Neighborhood - Renovation of Odd Fellows Hall to Energy Efficient Rent-to-Own for Occupants – New Odd Fellows of the 21 st Century |
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Applicant: SouthWest Detroit Business Association (SDBA)

Narrative Summary:

Description: Odd Fellows Hall will become the centerpiece of the Vernor Lawndale project, located in the heart of the **Springwells neighborhood**. It is 14,000 square feet in a distinguished tile exterior, three-story, **historic structure**. Renovated, it will become a key anchor in this **multi-cultural area, providing impetus for the neighborhood to become a well-utilized connector between Detroit and Dearborn**.

Neighborhood: The Springwells neighborhood has **twice the density of resident artists (75) and art organizations (18) as Detroit overall**. It provides a variety of **ethnic cultural experiences**, primarily **Latino, mixed European, and Middle Eastern**. It is part of a recently designated **National Register Historic District**. It has some of the most intact building stock and largest average household populations in Detroit. Commercial, recreation, and dining opportunities abound within walking distance.

Partners: The partnership is extensive and broad. **It includes 38 entities**, including the Arab Community Center for Economic and Social Services, Bridging Communities, Dearborn, Detroit, Detroit Institute of Arts, Local Initiatives Support Corporation, Ford Rouge Center, Motor Cities Automobile National Heritage Area, Rouge River Gateway Partnership, Southwest Detroit Historical Society, Southwest Non-Profit Housing Corporation, UAW Local 600, HUD, UM Dearborn, and Wayne County.

Capacity: The \$3.1 million renovation budget involves both committed: Section 108, CDBG, EDI, LISC, and NFC; and pending: Detroit Renaissance, LISC, and NFC funding. It is to be complimented by \$480,000 in façade improvements and \$900,000 in greenways development in the area. These components involve CDBG, private, Community Foundation of Southeast Michigan, City of Dearborn, City of Detroit, and Wayne County funding, both committed and pending.

Feasibility: The project is feasible and well planned. It does require additional funding commitments that are pending. Construction and operation pro formas are complete and tenant commitments are secured for 50% of the space. **SDBA owns the property** and will be one of the tenants. The schedule begins in March 2004 and finishes on January 9, 2006. They continue to secure tenants while completing the financing package.

WOW Factor: This project will be a solid catalyst for investment and preservation efforts in this neighborhood. The renovated building will house a **“Neighborhood That Built The Car” cultural tourism center, many other storefronts and cultural tenants**, as well as the SDBA offices.

Historic Preservation, Cultural Attractions, Diversity, Mixed-Use, Mixed-Income, High Density, Community Support, Defined Neighborhood

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

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| Log #: | 108 | Project Title: | Grand Rapids – Historic Renovation of Seven Buildings – Loft Apartments |
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| Applicant: | Dwelling Place of Grand Rapids |
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Narrative Summary:

Neighborhood: This project includes the **historic renovation of seven buildings, streetscape improvements, façade improvements along with the creation of public art, mural as well as 35 loft apartments.**

Partners/Investors: There are a **vast number of partners** involved with this project including: Wege Foundation, Stephen & Eleanor Bryant; GR Community Foundation, Steelcase Foundation, Frey Foundation, Dyer Ives Foundation, Richard & Helen DeVos Foundation, Chamber of Commerce, City of GR, DDA, Heartside Business Association, Urban Institute for Contemporary Art, Division Avenue Arts Cooperative, Catholic Central High School, Spazio Development, West Michigan Environmental Action Council, GR Opportunities for Women, Rockford Development, Bantam Capital Investments.

Applicant Capacity: Applicant provided an **outstanding list of committed resources** and evidence of extensive experience in this type of project.

Project Feasibility: It is our estimation that the **balance of funding for this project has been effectively lined up and there are ample resources to support this project** coming to fruition. We feel the project can be implemented in the timeframe required as well as be realistically accomplished with the stated results.

WOW Factor: Truly a stellar example of a community gathering together to make a dream a reality.

Historic Preservation, Pedestrian Friendly, Mixed-Use, Mixed-Income, High Density, Major Impact Project, Public Art, Community Support, Diverse, Cultural Attractions

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

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| Log #: | 114 | Project Title: | Detroit – Jefferson East Business Association Entertainment and Technology Incubator |
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| Applicant: | Jefferson East Business Association |
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Narrative Summary:

Description: The Jefferson East Business Association (JEBA) is a true neighborhood champion born out of community interest in revitalizing the **East Jefferson Avenue corridor**. JEBA has built up a volunteer base, partnerships, and programs that continue to positively affect the face of Jefferson through a **comprehensive approach to revitalizing the commercial corridor**. JEBA has established themselves as part of Detroit Mayor’s Office of Neighborhood Commercial Revitalization Re\$Store Detroit! Program and Michigan Small Business & Technology Development Centers.

Neighborhood: “The Entertainment and Technology Incubator **will have an impact on most aspects of the neighborhood. Not only will it add arts and entertainment venues to the district, but it will also** increase density by filling formerly vacant storefronts, and second-story residential units, **offer opportunities for a mix of incomes to live together, and strengthen a pedestrian friendly environment by offering new businesses to residents and visitors. This mix of** new businesses focused on entertainment and technology will create the vibrant corridor **the community has been striving for. With both businesses and residents located on East Jefferson Avenue, it will also** create a 24-hour environment **that will infuse a new vitality to the neighborhood.”**

Partners: There is over \$1 million leveraged towards this project with a long list of partners, i.e.; City of Detroit’s Mayor’s Office, Detroit Building Authority, Jefferson Chalmers Citizens’ District Council, Presbyterian Development Corporation, Community Foundation for Southeastern Michigan, DaimlerChrysler Corporation, and National City Bank, to name a few. There are also numerous local economic community development incentives for this area, i.e.; NEZ, National Register District – The Historic Jefferson-Chalmers Business District, ReFresh Detroit! Façade Improvement Program, National City Small Business Improvement Loan Program, etc.

Capacity: JEBA has identified various partners, each bringing resources or technical expertise. City of Detroit ONCR office is in support.

Feasibility: JEBA’s catalyst project is the redevelopment of three dilapidated buildings into Entertainment and Technology Incubators. These buildings will be redeveloped to contain 28 residential loft apartments, a television production studio, an ice cream parlor, a music production company, a fish market and grill, an upscale bar, an art gallery, two to three businesses yet to be determined, and a coffee shop that will double as a music production and education café. The catalyst project is concentrated for impact along five blocks of East Jefferson between Chalmers and Alter Roads. The Entertainment and Technology Incubator will allow JEBA to offer façade grants to three building owners for renovation in exchange for reduced rent to niche businesses that are entertainment and/or technology based.

JEBA has taken full advantage of the Resource Toolbox requesting resources from almost every Department, i.e., request for **rental rehab for the Chalmers Building**, Brownfield for the Chalmers Building has already been submitted, **arts and cultural projects Mural with Pewabic potter, Jazzin’ on Jefferson street festival, and the Music Café** to host Apple computers for music creative.

WOW Factor: This project would have a major impact on a **very high-density area** in Detroit and is a true catalyst to make it happen. “The **Entertainment and Technology Incubator will rehabilitate, at a minimum, 38,000 sq. ft. of mixed-use buildings and bring six to ten new businesses to the district.** The three buildings have undergone architectural design through the ReFresh Detroit! Façade Improvement Program and are ready for redevelopment this summer. A Catalyst Grant would **allow for full redevelopment of the buildings in one year,** whereas the projects were previously scheduled to take place over the course of five years.”

***Neighborhood Enterprise Zone, Historic District, Community Support, Business Incubator,
Mixed-Income, Mixed-Use, Diversity, Cultural Attractions/Events***

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

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| Log #: | 119 | Project Title: | Warren – City Square – Surrounded by City Hall, Library, Retail, Commercial, Residential |
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| Applicant: | City of Warren Downtown Development Authority |
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Narrative Summary:

Description: The City Council of Warren approved Warren's Downtown Plan, consisting of a new library/city hall building, city square (Catalyst Project), municipal parking structure and surrounding infrastructure, all of which are **to be funded by municipal bonds totaling \$75 million**. The **DDA was authorized to sell the bonds** at the same time that the City Council approved the amended Downtown Development and Tax Increment Financing Plan in March 2002. The City anticipates that work will commence on a private development to construct **96 brownstones** in Warren's Downtown this spring. The project is **valued at \$19 million**. In addition to the City's redevelopment efforts, **GM is projected to invest \$1.0 billion in its Warren Technical Center**, which works towards retaining and attracting the creative class. The GM (Warren) Technical Center will house approximately **5,000 engineers**. **Warren's Downtown Project is being designed to provide an environment** necessary to help businesses like **GM attract the most talented young professionals**. Over 25,000 college students attend the three colleges in the city. They are: Macomb County Community College, Davenport University, and Central Michigan University.

Neighborhood: The neighborhood is bound by: 12 Mile Road (south), 13 Mile Road (north), Van Dyke (west), and Lorraine (east). Within the neighborhood six city blocks are to be sold for high-density, quality development by the City. City Hall, the new library, and City Square are all located within the neighborhood. The neighborhood is immediately across Van Dyke to the east from the GM Technical Center.

Partners: **General Motors Corporation**, Macomb County, Macomb County Community College, Macomb Chamber of Commerce, Skilled Trades of the Region, and the **City of Warren**.

Capacity: The applicant has provided extensive planning documents and project plans which demonstrate a **high-density, mixed-use, pedestrian friendly environment**. Their approach is to bid out the new higher-density residential pursuant to a RFP process in which private developers compete for the right to secure control of a defined development area for the purpose of constructing brownstone, loft, or condominium units.

Feasibility: The City of Warren has already approved the bond financing and has begun Phase I of the Downtown Development Project, which involves bond **funding in the amount of \$60 million**. The total development cost of the City Square is \$3 million and is included in the approved bond financing.

WOW Factor: The City Square (catalyst project) has been designed to serve as the **hub of activity for Warren's Downtown**. The City Square is a **two-acre urban park** that will contain a multipurpose improvement that is **a fountain in the warmer months and an ice rink in the winter**. The City Square will be bound by the new City Hall/Library to the east; high-density residential and commercial retail to the south and west; and, a childcare center to the north.

Accessibility, Pedestrian Friendly, Mixed-Income, Mixed-Use (commercial and restaurants), Parks, Business Development, Community Support, High-Density

**MICHIGAN COOL CITIES PILOT PROGRAM
EXECUTIVE SUMMARY**

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| Log #: | 131 | Project Title: | Grand Rapids – Uptown Revitalization – Innovative Green Technology |
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| Applicant: | Uptown Advisory Council (East Hills Council of Neighbors) |
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Narrative Summary:

Description: This innovative project contains three components: a new retail development utilizing state of the art **green technology that is compatible with historic district standards, a façade improvement program for historic commercial structures, and a wayfinding design program** to provide both a sense of place and a pedestrian friendly atmosphere, thereby **increasing the walkability** of the Uptown area.

Neighborhood: This neighborhood is a **thriving urban village**, a mix of **diverse residential areas** and unique commercial districts. It contains four neighborhoods: Baxter, East Hills, Eastown and Midtown. Four commercial districts: Cherry Lake Diamond, East Fulton, Eastown and Wealthy Street. Three historic districts: Cherry Hill, Fairmont Square and Wealthy Theatre. The population is mostly a **diverse mixture of creative urbanites** ranging in age between twenties and thirties.

Partners: The partnership for this collaborative effort is outstanding. It includes **17 entities**, ranging from Banzanni Associates, the lead developer, a renowned sustainable technology (green building) development firm that has completed three similar projects in Grant Rapids: neighborhood organizations, commerce and business organizations, Art Works and the Arts Council of Greater Grand Rapids, the Dyer-Ives, Wedge, and Grand Rapids Community foundations, to the Grand Rapids City Council, Commission and Cool Cities Advisory Group.

Capacity: The \$1.9 million investment in this project includes developer, business and foundation funding. **The partners have extensive experience with loan, tax credit and business assistance programs.** Their individual, and combined, experience demonstrates a proven capacity for successful project implementation.

Feasibility: The project is feasible and well planned. The building project will begin in May and finish October 15, 2004. The façade improvement and wayfinding design components will begin in June 2004 and be completed by May 2005.

WOW Factor: This project has lots of WOW. The **sustainable building design includes zero storm water discharge, a vegetative roof garden, reduced heat island effect, an environmental energy demonstration center, passive solar design strategies**, and more, all on a Brownfield redevelopment site. Units are already reserved, including one for the West Michigan Environmental Action Council. **The façade improvements and wayfinding design will preserve and improve historic building fronts while providing a unifying sense of walkability to the Uptown area.**

Historic Preservation, Pedestrian Friendly, Environmentally Sound, Diverse Neighborhood, Defined Neighborhood, Mixed-Use, Mixed-Income, High Density